

SCHEDULE OF FINISHES

OUTLINE SPECIFICATION: REFERS TO ARCHITECTS PLAN

Sub-Structure

Foundations

All to Structural Engineers Specification

Structure

Superstructure

Conventional concrete framed structure with brickwork infill (All too structural engineers' specification)

Roof

Reinforced Concrete slab to engineer's specification

External Walls

Cement plaster with plaster features to architects specification. One coat primer and two coats acrylic paint to sponge finish plaster.

Soffits of Slabs

Skimmed and painted concrete soffit

Cove cornice to all units

Windows and Doors

Powder-coated aluminium frames, single glazed casement as indicated on Architects plans

Walkways

Non-slip tiles or similar approved (Developers range)

Stairs

Concrete stairs with Grano screed finish

Balustrades

Painted galvanised mild steel balustrades to general areas and balconies

Boundary Walls

As per architects detail

Vehicular Parking

Remote Access control

Security

A-phone to each apartment
CCTV to common areas
Perimeter walls to have Electrified Fencing

Internal finishes – Common areas

Floors

Entrance and lobby area – porcelain / ceramic tiles with recessed walk off mat (Developers choice)

Feature Walls

As per architect/interior designer details

Ceiling & Lighting

Entrance & Reception area

Skimmed and painted plasterboard ceiling with down lighters (Developers choice)

Passages

Ceiling mounted bulkhead fittings.

Internal Finishes

Apartments Floors

Entrance, Kitchen, bathroom, living and dining room – Ceramic tile 600 x 600 (Developers range)

Bedroom – Carpet / Tiles (From Developers range)

Walls

Trowel finish plastered and painted (Colour Developers range)

Kitchen - Ceramic tiles above counter tops to the bottom of top cupboards (Colour Developers range)

Bathrooms - Ceramic tiles to 1,2m ht (Colour Developers range)

Skirting

Timber skirting's primed and painted to match the walls.

Soffits

General Areas

Skimmed and painted soffits with cove cornice

Doors & Door Frames

Front door – Fire rated door and timber door frame

Internal – Colonist moulded hollow core door and timber door frame

Handles – Brushed Aluminium

Locks – Cylinder lock to front door

Locks – Two lever lock to internal doors

Electrical

Positioned as per architects plan.

Plugs and switches – Lumex 2000 series

Light points as per plan – 3 spots on bar – brushed aluminium

Plug points as per plan. (See typical Electrical layouts)

Telephone, 1 telephone point per apartment in Kitchen (where applicable)

Oven ,Hob and Extractor - Black

TV and Satellite connection points to lounge and main bedroom only

Hot water – Distributed by a General heat pump

Split Electrical meter – prepaid type to all units

Sanitary ware

Stainless steel single/double bowl drop in sink (as per plan) with Cobra lever mixer or equally approved .

WC to be close couple suites

Wash-hand basin with chrome bottle trap and cobra lever mixer or equally approved

Shower Door - White Aluminium Pivot door and side panel (where applicable) with cobra lever mixer shower arm and shower rose or equally approved .

Shower base - tiled.

Accessories – chrome toilet roll holder, soap dish, towel rail and wall mounted mirror

Joinery

Kitchen

Kitchen unit's layouts as per architects plan (top cupboards where applicable)

Counter tops – polished granite (from developers range) or similar

Doors to be white melamine with impact edging

Kitchen door handles from developers range

Bedroom areas

Built in cupboards provided as per architects plan

Doors to be white melamine with impact edging and bar aluminium handles

General External Areas

Ground floor units with gardens to receive 1.8m High block division walls approx. 2m in length with 600mm high ranch fencing erected towards the perimeter walls , with a hedge planted below the ranch fencing

Ground floor units with a back garden to receive a garden tap each

Communal area with seating to Roof terrace

NOTES:

1. All other general specifications as per minimum requirements required by the Financial Institution.
2. This specification takes precedence over sketch marketing plans signed by both the seller and the purchaser.
3. The above outline specification reflects the minimum standard of finish intended by the developers, who reserve the right to vary this within the parameters set.

Thus done and signed in _____ on this _____ day of _____ 20__.

AS WITNESS

PURCHASER

Thus done and signed in _____ on this _____ day of _____ 20__.

AS WITNESS

CONTRACTOR